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**Tressa Dowl Lane,
Truro**

**Guide Price £400,000
Freehold**





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Property Introduction

This well presented four bedroom detached house is located in a popular development near Penair School in Truro.

The property has been updated with an extended kitchen/diner, a separate utility, ground floor cloakroom and a spacious lounge.

To the first floor the principal bedroom is en-suite, there are three further bedrooms and a family bathroom. To the outside the rear garden is enclosed with a patio and a garage with driveway parking.

Location

The City of Truro is the administrative and commercial centre of Cornwall. It is blessed with a wide variety of shopping outlets, both national and individual. Cornwall's principal Hospital is located at Treliske and in addition to secondary schooling, private schooling for all age groups is located within the City.

There is a main line Railway Station; Cornwall Airport Newquay is within twenty miles and the south coast resort of Falmouth, famed for its sailing waters and sandy beaches, is only ten miles distant.

ACCOMMODATION COMPRISES

Composite part glazed door opening to:-

HALLWAY

Turning staircase with double glazed window half way up leading up to the first floor. Radiator. Wood flooring continues from the hallway throughout the ground floor. Doors off to:-

CLOAKROOM

uPVC obscured double glazed window. Concealed cistern WC and wall hung wash hand basin and radiator.

LOUNGE 19' 0" x 11' 9" (5.79m x 3.58m) maximum measurements into bay

Box bay window to the front with two radiators. Fireplace housing a gas fire with mantelpiece over and hearth. Archway to:-

KITCHEN/DINER 18' 9" x 16' 10" (5.71m x 5.13m) maximum measurements

uPVC double glazed window overlooking the garden. Range of floor and wall mounted high gloss white cupboards, feature island with storage, integrated eye level cooker and separate microwave, induction hob with an additional gas ring with extractor hood over. Worktop incorporating a sink and drainer. Space for fridge/freezer. Spotlights. Dining area with feature wall, space for dining table and chairs and sofa, 'Velux' windows, two sets of double doors opening to the garden and radiator. Cupboard with shoe and coat storage. Sliding door to:-

UTILITY 9' 3" x 4' 4" (2.82m x 1.32m)

Wall mounted cupboard housing the boiler. Range of worktop, space for washing machine under. Storage cupboard and shelving. Radiator. Obscure part glazed door opening to the rear garden.

FIRST FLOOR LANDING

Airing cupboard housing 'Megaflow' tank. Radiator. Loft hatch. Doors off to:-

BEDROOM ONE 11' 8" x 10' 3" (3.55m x 3.12m)

Double glazed window. Radiator. Door to:-

EN-SUITE

Obscured double glazed window. Wall hung wash hand basin with vanity drawers below, low level WC with concealed cistern and shower cubicle with tiled surround. Heated towel rail, spotlights and extractor fan.

BEDROOM TWO 11' 1" x 6' 11" (3.38m x 2.11m)

Double glazed window and radiator.

BEDROOM THREE 9' 9" x 9' 4" (2.97m x 2.84m)

Double glazed window and radiator.

BEDROOM FOUR 9' 3" x 6' 9" (2.82m x 2.06m)

Double glazed window and radiator.

FAMILY BATHROOM

Low level WC, vanity wash hand basin with drawers below, bath with shower over and glass screen. Tiled surround. Extractor fan, heated towel rail and spotlights.

OUTSIDE FRONT

To the front there is a lawn with a range of mature shrubs and a pathway leading to the front door. To one side is a low wall with railings and to the other side of the lawn is a driveway leading to the garage and also a pedestrian gate opening to the:-

REAR GARDEN

To the rear the garden is beautifully presented and has been designed with ease of maintenance in mind being a lovely place to sit and enjoy the sun. The garden is enclosed by fencing and has a generous patio with an artificial lawn and pathways leading to the sides and behind the garage.

GARAGE 17' 11" x 9' 0" (5.46m x 2.74m)

Double glazed door to the front with two double glazed windows. Power connected.

SERVICES

Mains water, mains drainage, mains electric and mains gas.

AGENT'S NOTES

The Council Tax band for the property is band 'E'. Please note, the boiler was replaced in October 2025.

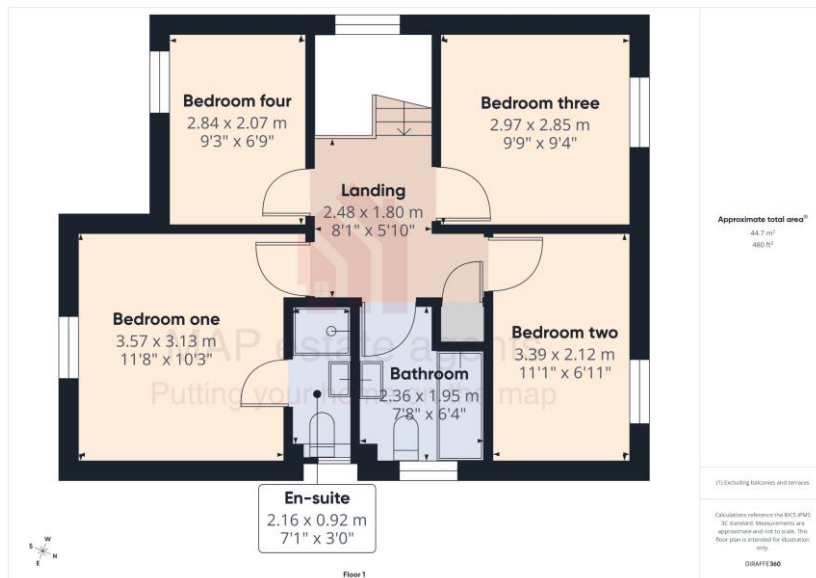


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Beautifully presented detached house
- Located on the outskirts of Truro
- Convenient for Penair school
- 19' Lounge with bay window
- Spacious extended kitchen/diner
- Separate utility and ground floor cloakroom
- Four first floor bedrooms
- Principal en-suite and family bathroom
- Enclosed well kept garden
- Garage and driveway



sales@mapestategents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestategents.com

01209 243333 (Redruth & Camborne)
01736 322200 (St Ives & Hayle)
01326 702400 (Helston & Lizard Peninsula)

01736 322400 (Penzance & surrounds)
01326 702333 (Falmouth & Penryn)
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